

53-4-78 ✓

WARRANTY DEED
Joint Tenancy

A 154

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KNOW ALL MEN BY THESE PRESENTS, THAT EVANGELOS GUDIS of Waterville, County of Kennebec and State of Maine in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by EVANGELOS GUDIS of Waterville, County of Kennebec and State of Maine and EVANGELOS SHANOS of Lynn, Massachusetts, whose mailing address is 81 Marion Street, Lynn, Massachusetts the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said EVANGELOS GUDIS and EVANGELOS SHANOS, as joint tenants and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land located in Waterville, County of Kennebec, State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Beginning in the easterly line of Main Street at the northwesterly corner of land now or formerly of Samuel Wein and the center line of the southerly wall of the Moor Block, so called; thence northerly in said easterly line of Main Street about twenty-six and twenty-five hundredths (26.25) feet to the southwesterly corner of land now or formerly of Pulsifer, Tibbetts & Palmer, and the center line of the northerly wall of said Moor Block; thence easterly at right angles to said easterly line of Main Street and in the center line of said northerly wall of the said Moor Block and the southerly line of land of said Pulsifer, Tibbetts and Palmer about seventy-five (75) feet to the westerly line of a pass way in the rear of said Moor Block, extending from Temple Street to Appleton Street; thence southerly parallel to said easterly line of Main Street and in the westerly line of said pass way about twenty-six and twenty-five hundredths (26.25) feet to the northeasterly corner of land of said Wein and the center line of the southerly wall of said Moor Block; thence westerly in the center line of the southerly wall of said Moor Block and the northerly line of land of said Wein about seventy-five (75) feet to the point of beginning.

This conveyance is subject to those interests, rights, and privileges granted, and includes those interest, rights and privileges affecting the wall on the southerly side of said Moor Block, reserved, excepted or created to Anna M. Pulsifer in a certain deed and agreement dated July 2, 1919, entered into between Ann M. Pulsifer and Samuel Wein, recorded in Kennebec Registry of Deeds, Book 572, Page 402.

This conveyance includes a free and convenient pass way to and from Temple Street for the benefit of the lot herein above conveyed, over land in the rear of said lot as described and reserved in a deed from Ann M. Pulsifer to Harvey D. Eaton, recorded in said Registry.

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Excepting and reserving, however, party wall rights conveyed and described in a Warranty Deed dated July 2, 1919, and recorded in said Registry in Book 572, page 402.

Being a portion of the premises acquired by Catherine Realty Corporation by Warranty Deed from Harris Baking Company dated March 12, 1959 and recorded in the Kennebec County Registry of Deeds in Book 1145, Page 383. Harris Baking Company and Catherine Realty Corporation merged on October 15, 1974 and Harris Baking Company is the surviving entity.

Meaning and Intending to convey the same premises which were conveyed to Evangelos Gudis by Warranty Deed of Harris Baking Company, dated September 28, 1987 and recorded in Kennebec County Registry of Deeds on September 30, 1987 in Book 3240, Page 112.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said EVANGELOS GUDIS and EVANGELOS SHANOS, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said EVANGELOS GUDIS and EVANGELOS SHANOS, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said EVANGELOS GUDIS, joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 24th day of February, 1989.

Signed, Sealed and Delivered
in presence of

Cindy C. Haller

Evangelos Gudis
EVANGELOS GUDIS

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STATE OF MAINE,
County of Kennebec

February 24, 1989

Then personally appeared the above named EVANGELOS GUDIS,
and acknowledged the foregoing instrument to be his free act and
deed. Before me,

Alice M. Pearson
Notary Public/Attorney at Law

ALICE M. PEARSON
Notary Public, State of Maine
My Commission Expires Sept. 8, 1990

RECEIVED KENNEBEC SS.

1989 FEB 27 AM 9:00

ATTEST: *James R. [illegible]*
REGISTER OF DEEDS